107.0	0001	0003.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,005,500 /	1,005,500
					USE VALUE:	1,005,500 /	1,005,500
					ASSESSED:	1,005,500 /	1,005,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		OLDHAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOUSER PAUL & DENISE
Owner 2:	
Owner 3:	
Street 1:	26 OLDHAM ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEVEREAUX JOSEPH L--ETAL -
Owner 2:	DEVEREAUX JEAN R -
Street 1:	26 OLDHAM ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .389 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Wood Shingle Exterior and 2238 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16940.000	354,900	900	649,700	1,005,500
Total Card	0.389	354,900	900	649,700	1,005,500
Total Parcel	0.389	354,900	900	649,700	1,005,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.29 | /Parcel: 449.29

Legal Description

User Acct 68134

GIS Ref

GIS Ref

Insp Date 09/19/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 107.0-0001-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	354,900	900	16,940.	649,700	1,005,500		Year end	12/23/2021
2021	101	FV	275,800	900	16,940.	649,700	926,400		Year End Roll	12/10/2020
2020	101	FV	275,900	900	16,940.	649,700	926,500	926,500	Year End Roll	12/18/2019
2019	101	FV	223,800	900	16,940.	649,700	874,400	874,400	Year End Roll	1/3/2019
2018	101	FV	223,800	1000	16,940.	556,900	781,700	781,700	Year End Roll	12/20/2017
2017	101	FV	223,800	1000	16,940.	519,800	744,600	744,600	Year End Roll	1/3/2017
2016	101	FV	223,800	1000	16,940.	445,500	670,300	670,300	Year End	1/4/2016
2015	101	FV	222,800	1000	16,940.	399,100	622,900	622,900	Year End Roll	12/11/2014

!8392!

PRINT

Date	Time
12/30/21	07:15:14

LAST REV

Date	Time
08/03/21	10:20:24
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8392

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEVEREAUX JOSEP	1559-80	1	7/1/2020	Change>Sale	857,500	No	No		
	1017-194		8/1/1986		280,000	No	No		Y

USER DEFINED

Prior Id # 1:	68134
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/2020	838	Addition	25,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
9/19/2018	MEAS&NOTICE	BS	Barbara S
3/11/2009	Meas/Inspect	163	PATRIOT
11/29/1999	Inspected	267	PATRIOT
11/10/1999	Mailer Sent		
10/27/1999	Measured	243	PATRIOT
8/16/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16940		Sq. Ft.	Site		0	70.	0.55	4									649,735						649,700	

Total AC/HA:	0.38889	Total SF/SM:	16940	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	649,735	Spl Credit		Total:	649,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.03089023
Const Adj.:	0.99000001
Adj $ / SQ:	102.058
Other Features:	129785
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	514286
Depreciation:	159429
Depreciated Total:	354857

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	2

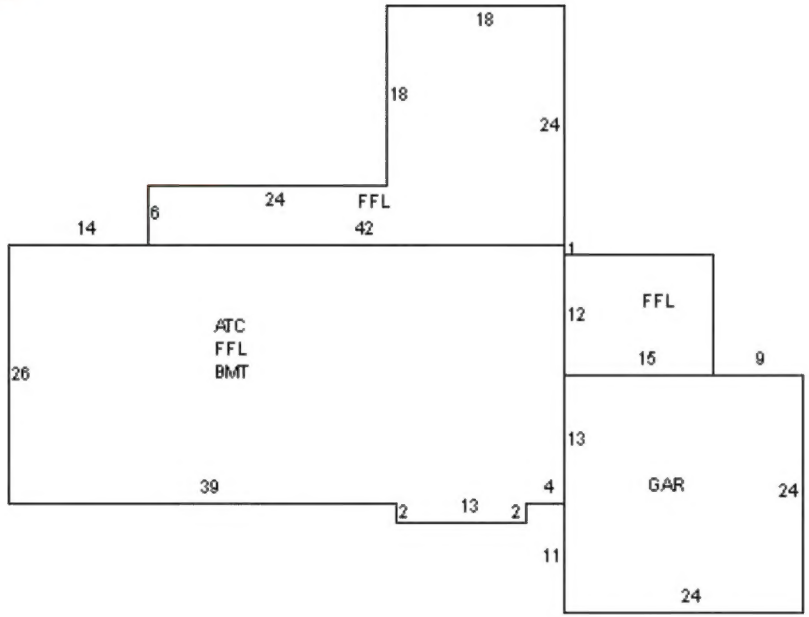
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	112.26
Special Features:	0	Val/Su Net:	73.71
Final Total:	354900	Val/Su SzAd	128.74

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,238	102.060	228,406
BMT	Basement	1,482	30.620	45,375
GAR	Garage	576	19.150	11,029
ATC	Attic	519	102.060	52,938

Net Sketched Area:	4,815			Total:	337,748
Size Ad	2756.7000	Gross Area	5778	FinArea	2238

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

107.0-0001-0003.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X18	A	FR	1960	3.55	T	51	101			500			500
19	Patio	D	Y	1	10X24	A	FR	1960	3.81	T	51	101			400			400

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900